

POSTED 2/27/13
MEETING NOTICE
CITY OF WARWICK
ZONING BOARD OF REVIEW

DATE: TUESDAY, MARCH 12, 2013

TIME: 6:00 P.M.

LOCATION: WARWICK CITY HALL
CITY COUNCIL CHAMBERS TOP FLOOR
3275 POST ROAD
WARWICK, RI 02886

Petition #10037 Ward 8 227 Bald Hill Rd.

The petition of TRT Cranston, LLC, 518 17th Street, 17th Floor, Denver, CO & Car Max Auto Superstores, Inc., c/o Center Point Integrated Solutions, LLC, 1240 Bergen Parkway, Ste. A-250, Evergreen, CO, for a request for a special use permit and dimensional variance to have vehicle sales, display and parking for CarMax facility to be located on abutting property (located in the City of Cranston), the sales and display area (parking) to have less than required aisle width and said spaces being smaller than required, entrance and exit to be wider than allowed, less than required landscaping and less than required loading spaces, northwesterly side of Bald Hill Road

(227), Warwick, RI, Assessor's Plat 273, Lot 7, zoned General Business.

Petition #10038 Ward 4 334 Shawomet Ave.

The petition of Land J Realty Holdings, 220 Shawomet Avenue, Warwick, RI & Bruce Macksoup, 21 Ducarl Drive, Lincoln, RI, for a request for a dimensional variance to construct a 26' x 38' single-family dwelling on the subject property, proposed dwelling being higher than allowed, northerly side of Shawomet Avenue (vacant lot to left of 220 Shawomet Avenue), Warwick, RI, Assessor's Plat 334, Lot 10, zoned Residential A-40 (formerly Res. A-7).

Docket - Regular hearing of March 12, 2013 Page 2

Petition #10039 Ward 6 148 Andrew Comstock Rd.

The petition of Robert Smith Estate, Executor Jeff Turner, 148 Andrew Comstock Road, for a request for a dimensional variance to construct a 2,158 square foot addition to existing dwelling and a 6' x 16' deck, proposed addition having less than required side yard and rear yard setbacks, proposed deck having less than required side and rear yard setbacks, subject property being an undersized non-conforming lot, easterly side of Andrew Comstock Road (148), Warwick, RI,

Assessor's Plat 373, Lot 27, zoned Residential A-15.

Petition #10041 Ward 8 400 Bald Hill Road

The petition of Warwick Mall, LLC, 400 Bald Hill Road, Warwick, RI, for a request for a dimensional variance to construct a 7,000 square foot restaurant with 2,200 square foot enclosed patio areas, subject property having less than required off street parking, less than required setbacks for parking area, less than required landscaping, proposed building having less than required setbacks from the front/corner side yard property line and wetland feature, subject property containing existing multi tenant mall operation (more than one non-residential use on a lot) current use legal non-conforming, previously approved by the Zoning Board of Review (expansion of previous approval), easterly side of Bald Hill Road (400) and westerly side of Lambert Lind Highway, Warwick, RI, Assessor's Plat 386, Lots 4, 5, 10 & 11, zoned General Business.

Petition #10040 Ward 3 191 Airport Road

The petition of Bertha Wainerman, 191 Airport Road, Warwick, RI, and Frederick McCarthy, 28 Hillside Drive, Warwick, RI, for a request for a use variance and dimensional variance to convert existing office building to retail operation (cigar sales smoke shop), existing building having less than required setback from side street (Law Street) and the abutting residential zoned property to the north,

subject property having less than required entrance/exit (Airport Road) and a curb cut larger than allowed (Law Street), subject property having less than required landscaping, parking and setbacks for parking, northerly side of Airport Road (191), Warwick, RI, Assessor's Plat312, Lot 240, zoned Office.

Petition #10042 Ward 2 320 Elm Street

The petition of RPS Holdings LLC, 320 Elm Street, Warwick, RI, and Michael Green, 100 Ocean Avenue, Cranston, RI, for a request for a use variance to occupy existing building for a residence and art studio, to construct a 2,400 square foot addition to the building, proposed addition having less than required side yard and rear yard setbacks, existing building having less than required front yard, side yard and rear yard setbacks, subject property having less than required landscaping, north westerly corner of Elm

Docket - Regular hearing of March 12, 2013 Page 3

Street (320) and Outlet Avenue, Warwick, RI, Assessor's Plat 297, Lots 490, 491 & 493, zoned Residential A-7.

Petition #10043 Ward 3 2255 Warwick Avenue

The petition of HTP Realty, Inc., 77 Basil Crossing, Warwick, RI, for a request for a special use permit to have outside sales of seafood and

related fast food service, westerly side of Warwick Avenue (vacant lot to the right of #2255), Warwick, RI, Assessor's Plat 340, Lot 298, zoned General Business.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman

If there are any questions on the above petitions, please contact the Zoning Office at 738-2000, extension 6294. All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.